

Toledo Logistics Park South

164-ACRE SHOVEL-READY INDUSTRIAL SITE
up to 1.6 million SF space available in Toledo market

164 Acres



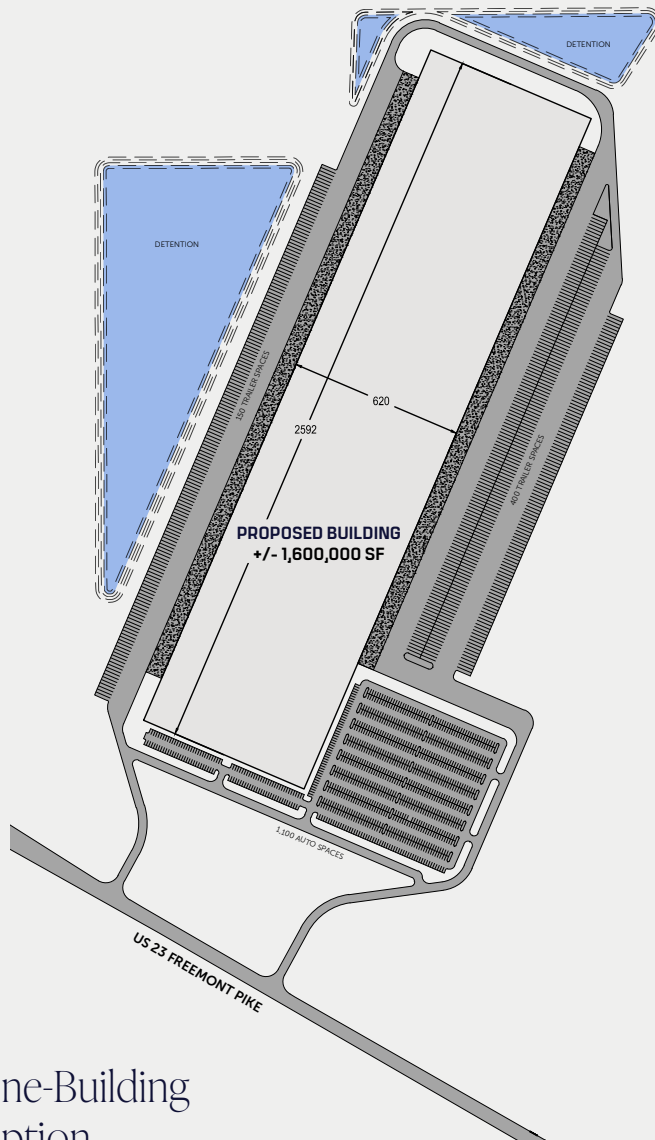
SITE FEATURES

1.6M SF **BTS OPPORTUNITY** +/- 164 **TOTAL ACRES*** 2024 **DELIVERY AVAILABLE**

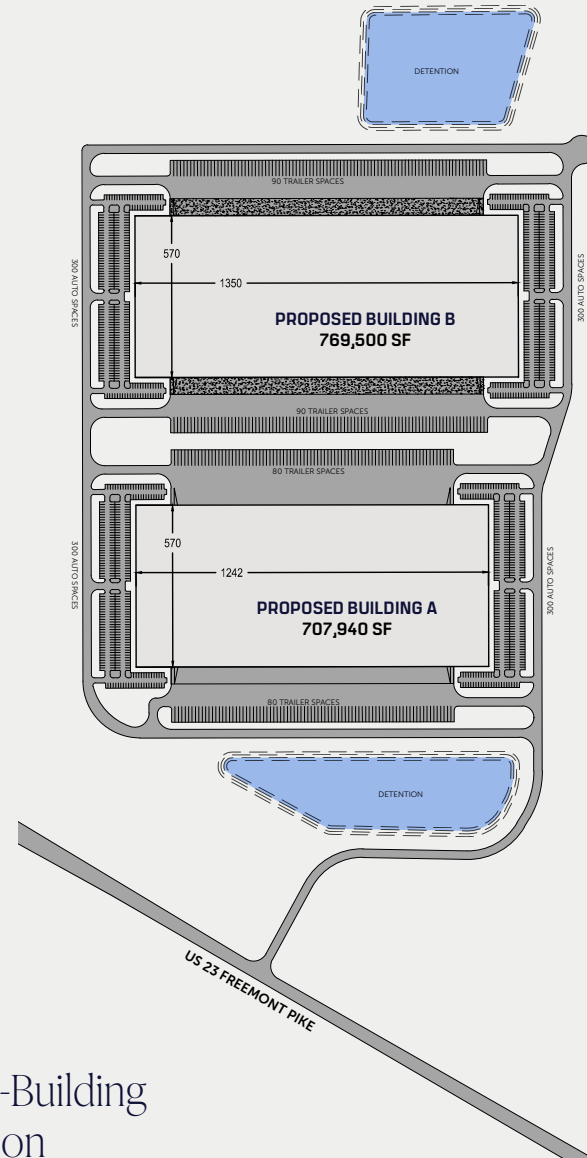
- All utilities to site
- Variety of **economic incentives available** at the Township, County and State levels
- **Immediate access to I-75 interchange** via U.S. 23 (1.5 miles)
- **Flexible site** allows for multiple building configurations up to 1.6 million square feet
- 3.6 miles to **Ohio Turnpike** (I-90)
- **Industrial zoning in place** and located in an [Enterprise Zone](#)
- Significant **roadway improvement projects** approved and in the pipeline for 2023 - 2024
- Minutes away from **rail service** (CSX and NS lines)
- Large surrounding **quality workforce**
- Located in **business-friendly Perrysburg Township** (no local earnings tax)
- Benefits from the new [Gordie Howe International Bridge](#) to Canada, the U.S.'s largest trade partner
- **Shovel-ready site for 2024 delivery**

*Additional acreage available





One-Building Option



Two-Building Option

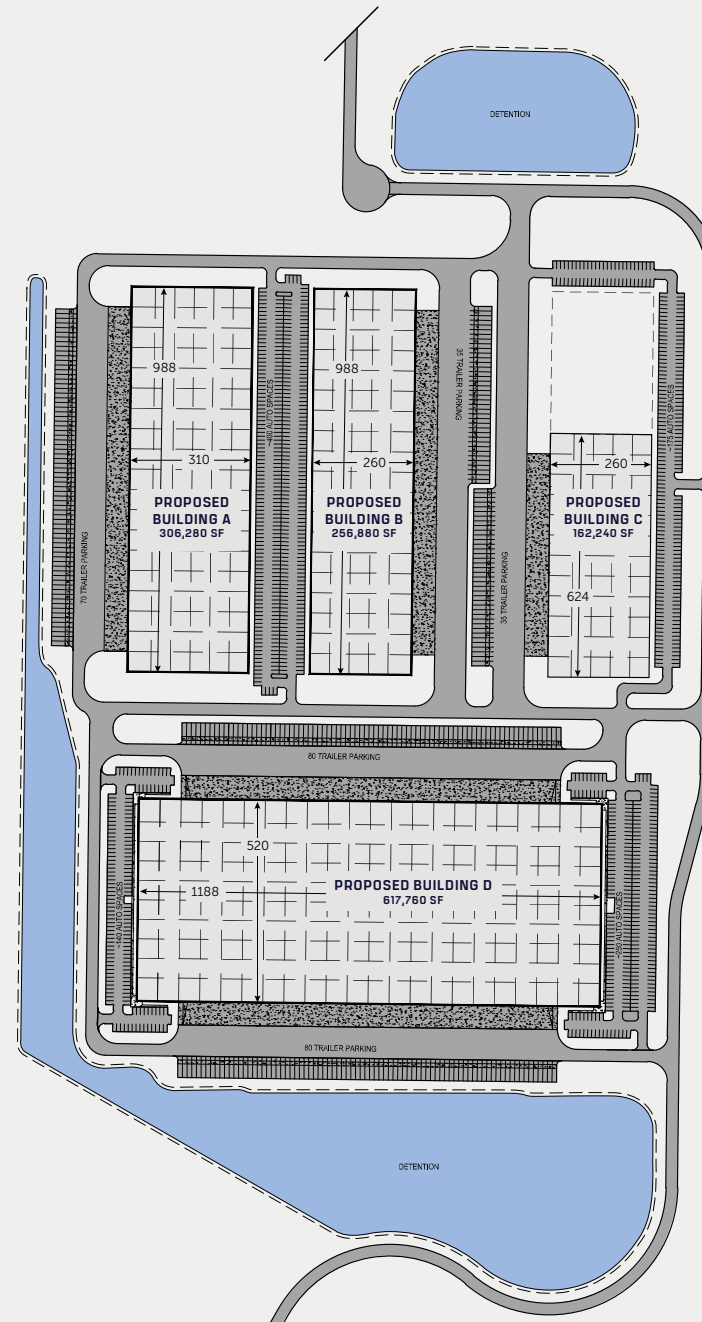
Four-Building Option

PROPOSED BUILDING A
305,280 SF

PROPOSED BUILDING B
256,880 SF

PROPOSED BUILDING C
162,240 SF

PROPOSED BUILDING D
617,760 SF





REGIONAL FEATURES & LOCAL LABOR (TOLEDO METRO)

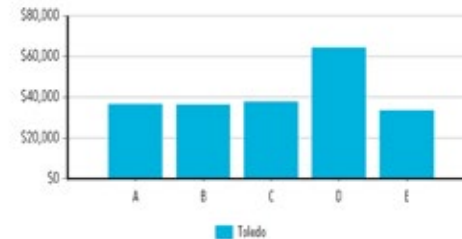
Located within a **day's drive of more than half of the U.S. and Canada**, Northwest Ohio is **ideally suited for businesses to reach customers and suppliers**. Toledo also ranks as one of the Top 5 Rail Hubs in the U.S.

- Three of the country's **most-traveled interstates** cross through Toledo (I-75, I-80 and I-90).
- **State and local tax incentives, grants and low-interest financing** offer businesses the opportunity to reduce risk while encouraging investment in Ohio. Depending on location within Northwest Ohio, additional incentives are available at the local municipality or county levels. Incentives are determined on a project-by-project basis, and consider factors such as job creation, payroll and capital investment.
 - > Performance-based or Job Growth Incentives
 - > Workforce Training Assistance and / or Grants
 - > Property Tax Abatement in Real Estate Improvements
 - > Loan Programs
- 45 miles south of the **Detroit Metropolitan Airport**, one of the top international airports in the world. The **Toledo Express Airport** also offers flights to 200+ destinations worldwide.
- **More industrial space within 300 miles of Toledo** than any other location in the United States.
- Northwest Ohio has **two Foreign Trade Zones** designed to defer, reduce or even eliminate U.S. Customs duties on products admitted to the respective zone.

DEMOGRAPHICS

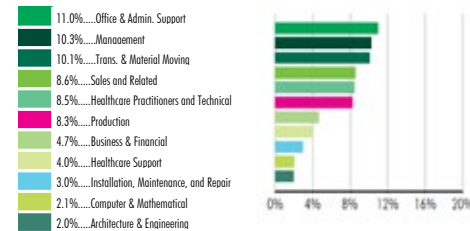
Key Metrics	Market	National
Population (vs. nat'l metro avg)	649,859	750,658
Labor Force (vs. nat'l metro avg)	339,512	382,312
Proj. Pop Growth	-0.3%	3.6%
Unemployment (Monthly)	4.6%	3.3%
Median Household Income - USD	\$53,202	\$64,692
Proj. Income Growth	8.2%	11.2%
Cost of Living	90.6%	100.0%
% Population 21-34 (Millennials)	19.2%	19.1%
Median Home Value	\$161,202	\$263,557

MARKET WAGES (USD)

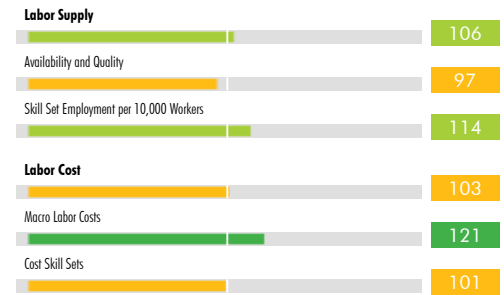


Job Title - Year of Experience	Market	National
A Forklift Operator - 1 Year	\$36,492	\$36,723
B Materials Handler - 1 Year	\$36,212	\$36,475
C Shipping and Receiving Clerk - 1 Year	\$37,752	\$38,172
D Warehouse Supervisor - 3 Year	\$64,310	\$65,807
E Warehouse Worker - 1 Year	\$33,397	\$33,975

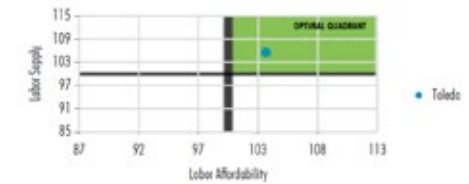
EMPLOYMENT BY OCCUPATION



MARKET INDEXES



OPTIMAL BALANCE

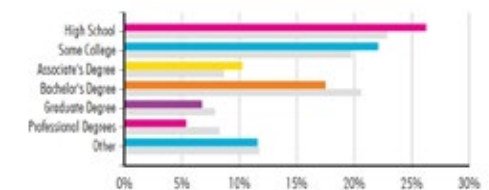


POST SECONDARY SCHOOLS

Post Secondary Schools	Type	Enrollment
Univ. of Toledo	4-Year Public University	20,237
Bowling Green State Univ.-Mai...	4-Year Public University	17,540
Owens Community Col.	2-Year Community College	9,460
Mercy Col. of Northwest Ohio	4-Year Private University	1,511
Lourdes Col.	4-Year Private University	1,444

2-Yr Colleges:	13	2-Yr Enrollment:	11,945	Total # of Colleges:	18
4-Yr Colleges:	5	4-Yr Enrollment:	40,822	Total Enrollment:	52,767

EDUCATIONAL ATTAINMENT



* National Average denoted in Gray

Approx. 8 million people live within a 100-mile radius of the Toledo Metro

A

LOGISTICAL ADVANTAGES

DETROIT-WAYNE COUNTY AIRPORT	56 miles
ACCESS TO I-75 / I-90 TURNPIKE FROM SITE	3.6 miles
TOLEDO EXECUTIVE AIRPORT	8.2 miles
TOLEDO EXPRESS	16.5 miles
TOLEDO PORT AUTHORITY	28 miles
FEDEX GROUND	5.2 miles
MIDWEST TERMINALS RAIL	14.5 miles
DETROIT	70.6 miles
COLUMBUS	134 miles
CINCINNATI	195 miles



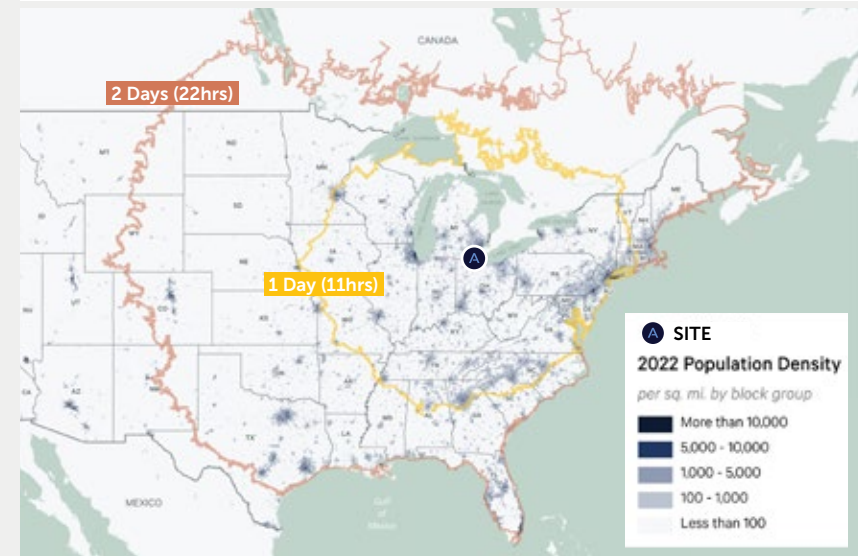
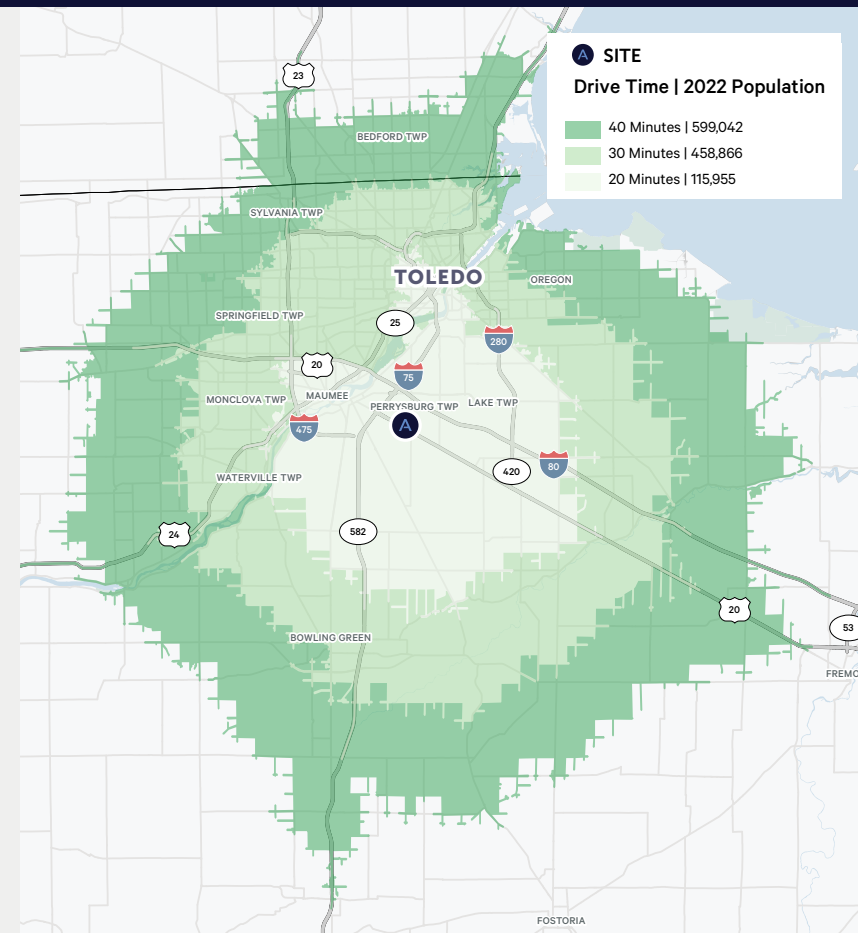
The **Port of Toledo** is a **well-positioned inland distribution point for North American commerce** and home to 15 terminals linked to global markets through the Great Lakes/St. Lawrence Seaway System.



Four major freight railroads move through the region, with several rail yards loading petroleum products, automotive parts, completed automobiles, bulk and break-bulk, cargo and food products.



In addition, **the CSX Intermodal Terminal offers significant savings for overall supply chain costs** while improving transport times by 24 to 48 hours. Norfolk Southern recently invested \$160 million in their Northwest Ohio intermodal.



Toledo Logistics Park South

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